City of Pawtucket

RESOLUTION OF THE CITY COUNCIL

RESOLUTION AUTHORIZING A 20-YEAR TAX STABILIZATION AGREEMENT FOR TIDEWATER STADIUM LLC FOR THE PROPERTY AT 11 TIDEWATER ST (AP 65 Lot 723)

Resolved,

WHEREAS, Tidewater Stadium, LLC, leasehold tenant of the property located at 11 Tidewater St, (formerly 0 Taft St.) Pawtucket, RI, which is owned by Narragansett Electric Company, also known as Plat 65 Lot 723 (hereinafter "the Property") has proposed to undertake the construction of a new soccer stadium and event center; and

WHEREAS, the Property is currently assessed at $1,210,053, with taxes due and payable in the amount of $35,115.74; and

WHEREAS, upon completion of Phase 1A the development, the Property is expected to be valued at $65,000,000, with taxes due and payable in the amount of $1,886,300; and

WHEREAS, under the terms of the lease with Narragansett Electric Company, Tidewater Stadium, LLC, is responsible for the payment of all taxes and other assessments on the property being leased to Tidewater Partners, LLC by Narragansett Electric Company; and

WHEREAS, in order to make the project feasible, Tidewater Stadium LLC has applied for a twenty-year tax stabilization agreement to begin December 31, 2023 and proceed in accordance with the stabilization scheduled outlined below. Anticipated completion of this project is expected by December 31, 2023.

NOW, THEREFORE, BE IT RESOLVED, THAT THE PAWTUCKET CITY COUNCIL, WITH THE RECOMMENDATION OF THE FINANCE COMMITTEE, DOES HEREBY AUTHORIZE AND APPROVE THE CITY OF PAWTUCKET ENTERING INTO A TWENTY-YEAR REAL ESTATE TAX STABILIZATION AGREEMENT WITH TIDEWATER STADIUM, LLC TO BEGIN DECEMBER 31, 2023, PURSUANT TO THE SCHEDULE AS SET FORTH BELOW:

Percentage of Taxes Phased In	Assessment	Taxes
Years 1 through 20 Land value only	$1,210,053	$35,115.74
Year 21	$65,000,000	$1,886,300

DocuSign Envelope ID: C3FCD8E9-8059-480B-A3C1-D8A2967E8C1F

CITY OF PAWTUCKET, RHODE ISLAND
APPLICATION FOR TAX STABILIZATION

CONFIRMATION

The undersigned, as Manager of **Tidewater Stadium, LLC** ("Tidewater"), the tenant under that certain Ground Lease with The Narragansett Electric Company ("TNEC"), as landlord, dated as of November 1, 2021 (the "Lease"), hereby confirms that Tidewater, under the terms of the Lease, is responsible for one hundred percent (100%) of all real estate taxes, general or special assessments and all other assessments and other similar charges assessed against or levied upon or payable with respect to the property being leased to Tidewater by TNEC.

Tidewater Stadium, LLC
By BMJ OZ Holdings Corp., its Manager

DocuSigned by:
By: _____
7797F288ACA6409...
Brett M. Johnson, President
Date: 12/1/2021

RECEIVED
CITY CLERK'S OFFICE
2021 DEC -2 P 2:17

FORTUITOUS
PARTNERS

November 3, 2021

City of Pawtucket
City Council
137 Roosevelt Avenue
Pawtucket, Rhode Island 02860

RE: Application for Tax Stabilization Agreement
Tidewater Landing – Tidewater Stadium
Pawtucket, Rhode Island

Dear Honorable Members of the Council,

As you know, Fortuitous Partners has been working for nearly three years with the City of Pawtucket and State of Rhode Island on Tidewater Landing, a project that will result in an historic transformation of the Pawtucket waterfront. Phase 1A of the project includes a significant private investment into the new multi-purpose stadium and associated surrounding public infrastructure improvements. Public infrastructure includes surface parking, public plaza spaces, a Riverwalk and other waterfront amenities.

Over the last nine months, Fortuitous has been diligently finalizing the design and permitting for this first subphase of the project. The project plans and specifications are currently in the marketplace for bidding. Fortuitous intends to execute a final contract with Dimeo Construction, our construction manager, by the end of the year in order to begin vertical construction shortly thereafter. Additionally, Fortuitous is in the final stages of closing private equity and debt financing necessary to construct the stadium.

From the outset, there has been a financial partnership amongst all parties to ensure that the public and private funds invested make the most of this opportunity. If not for the public investment, Tidewater Landing would simply not be feasible. In order to have the necessary revenue to support the private debt payments and debt reserve required, while continuing to develop public amenities, Fortuitous is submitting this application to request a tax stabilization agreement with the City to exempt the stadium components of the project from City real estate taxes.

Fortuitous has been working collaboratively with City staff and the administration to ensure Tidewater Landing is a tremendous success. While Phase 1A is about to officially break ground, be assured that we are actively working on the balance of Phase 1, which includes beautiful new multi-family apartments, retail and commercial office space. We intend to ramp up activity on the additional components of the project as soon as the stadium component begins construction. We deeply appreciate our relationship and the continued support we have received from everyone in the city and members of the Council.

Thank you for your consideration,

Sincerely,

Daniel KRoeber

Daniel J. Kroeber, PE
Director of Development

CITY OF PAWTUCKET, RHODE ISLAND
APPLICATION FOR TAX STABILIZATION

Note: This application for tax stabilization is subject to review as described under the requirements of the Revised Ordinances of the City of Pawtucket. The applicant hereunder agrees to comply with the following specifications: to submit three (3) sets of detailed design plans showing all improvements to existing and proposed structures, which are drawn to scale and with the sufficient clarity and detailed dimensions to show the nature and character of the work to be performed.

File with the Department of Planning & Redevelopment, 137 Roosevelt Avenue, Pawtucket, RI 02860

1. **Applicant Name:** Tidewater Stadium, LLC
2. **Applicant Address:** 15113 West Sunset Blvd., Pacific Palisades CA 90272
3. **Map, block, parcel(s) of property:** ~~Map 54~~ 65, Lot 723
4. **Zoning District:** Riverfront Tidewater Zone (RTW)
5. **Please attach a detailed description of the proposed improvements.**
6. **Will the proposed improvements or construction require a zoning variance?** No
7. **Name, address and telephone/email of the architect or engineer involved with this project?** Odell Architects - Contact Jonathan Blain, Ph: (704) 414-1718 Email: BlainJ@odell.com
8. **City of Pawtucket Municipal Lien Certificate (please attached to this application).**
9. **State of RI Certificate of Good Standing (please attach to this application).**
10. **Project Budget (please attach to this application)** *See City Ordinance 40-107 to know if your project meets the requirements for including public art
11. **Design plans required: (attach three [3] sets of complete design plans to this application).**
12. ☐ **Five (5) Year Non-Refundable Application Fee: $100.00**
    ☐ **Ten (10) Year Non-Refundable Application Fee: $200.00**
    ☐ **Fifteen (15) Year Non-Refundable Application Fee: $200.00**
    ☒ **Twenty (20) Year Non-Refundable Application Fee: $200.00**

Applicant Name (print): Brett M. Johnson **Email:** Brett@FortuitousPartners.com

Applicant's Signature: _____ **Date:** 11/2/2021 **Phone No:** (714) 396-5556

THE INFORMATION BELOW SHOULD BE FILLED OUT BY CITY STAFF ONLY

I. CERTIFICATION OF COMPLETENESS

Application deemed complete: _____ **Date:** 11/12/2021
Director of Planning & Redevelopment Signature

II. PRE-CONSTRUCTION PROPERTY VALUE leased from National Grid

Pre-construction value of property – land value 0 **building value (if applicable)** 0

I certify that the above taxable value, as it relates to the value of tangible business property, is accurate and that the applicant is eligible for tax stabilization as stipulated under the Ordinances of the City of Pawtucket.

_____ **Date:** 11/12/2021
Tax Assessor

III. TAXABLE VALUE DETERMINATION (The figure below represents the portion of the property to be stabilized)

Taxable value of proposed improvements: 65,000,000

I certify that the above taxable value, as it relates to the proposed improvements, is accurate and that the applicant is eligible for tax stabilization as stipulated under the Revised Ordinances of the City of Pawtucket.

Application eligible to proceed under this program: _____ Date: 11/12/2021
Tax Assessor

Applicable *ineligible* to proceed for the following reason(s):

_____

CITY OF PAWTUCKET, RHODE ISLAND
APPLICATION FOR TAX STABILIZATION

ADDENDUM

By submitting its Application for Tax Stabilization ("Application") with the City of Pawtucket, Rhode Island, **Tidewater Stadium, LLC**, as well as all of its successors and assigns, expressly agrees to be bound by the terms of the Application and the Proposed Ordinance and represents and warrants that its Application and the proposed Tax Exemption and Stabilization Plan Ordinance ("Proposed Ordinance") represent the entire understanding between **Tidewater Stadium, LLC** and the City of Pawtucket, Rhode Island with respect to the taxation of the real property located at 0 Taft Street. **Tidewater Stadium, LLC** further represents and warrants this Application and Proposed Ordinance supersede all prior and contemporaneous agreements, understandings, inducements and conditions, expressed or implied, oral or written, of any nature whatsoever with respect to the subject matter of this Application and Proposed Ordinance.

Tidewater Stadium, LLC

Print: Manger: BMJ OZ Holdings Corp.
Title: President
Date: 11/2/2021

Item 5 - Attachment A

Description of Improvements

Phase 1A - Description of Improvements - The Stadium and Riverfront

The stadium is designed to accommodate the specific requirements for a United Soccer League Championship (USL) soccer club and will be the home of Rhode Island's new USL Championship franchise. The stadium field is designed to accommodate other sports, such as lacrosse, football, field hockey, and rugby to host additional sporting events. The venue is also anticipated to host concerts and other non-sports events. The initial stadium construction will include approximately 11,000 seats with plans to scale up to 15,000 seats as demand supports expansion.

A synthetic turf field will be positioned in the preferred north-south orientation, and most of the seats located on the west side of the stadium will have desirable river views away from the setting sun. The design has been oriented to optimize views both into and out of the stadium. The stadium will have various plaza spaces with superior views of the river, bridges, and downtown and will be able to accommodate a variety of functions on non-game days such as civic groups, wedding receptions, and parties. A surface parking lot will be constructed on the south end of the site to serve these uses.

By designing multifunctionality into the site, the project provides a dynamic location that can be adapted based on market demand, ensuring that it will remain an active and thriving space throughout its lifetime. The activity generated by the stadium will also feed other development for the Tidewater site and across the river.

Riverside Terrace on east side of stadium

Public plaza between stadium and mixed-use building

North of the stadium on land owned by the City, Fortuitous has executed a long-term ground lease with the City. Fortuitous intends to build a mixed-use building with multifamily apartments, restaurant and retail space, and a parking garage to support the building uses and some of the event traffic. This building will be included in a future Site Plan Application to the Planning Commission as part of Phase 1B.

Public Riverwalk outside of stadium

A large event plaza (pictured above) between the stadium and the mixed-use building is anticipated to be open to the public and be utilized for outdoor events such as art festivals, food festivals, farmers markets, and other public uses. This plaza is part of Phase 1A and will be built as part of the stadium project.

Along the river's edge, a corridor ranging from 50 to 75 feet wide will remain to allow for a beautifully articulated Riverwalk. The riverfront will become accessible and enticing to visitors with new walkways, plazas, boardwalks, and park space. The Riverwalk aligns with the goals, objectives, and policies set forth in the Pawtucket Comprehensive Plan by increasing the amount of available public recreation areas and creating walking and biking links on the riverfront.

Item 8 - Attachment B

City of Pawtucket Municipal Lien Certificate

CITY OF PAWTUCKET
137 ROOSEVELT AVENUE

PAWTUCKET RI 02860
Phone: (401) 728-0500
As of 11/03/21

Plat and Lot
65 -0662

188940
023007850650662
Legal Description
200 TAFT ST

Current owner:
THE NARRAGANSETT ELECTRIC CO
40 SYLVAN ROAD
WALTHAM MA 02451

* * T A X C E R T I F I C A T E # 2824971 * *

2021 Valuations:

BUILDING VALUE	54,800.00
LAND	1,021,900.00
Total	1,076,700.00

	PD	ENTITY	BILLED	PAID	UNPAID	PENALTY/INT	OTHER +/-	TOTAL DUE	DELQ
Current year									
	1	CMRE	7,811.46	7,811.46	.00	.00	.00	.00	7/16/21
	2	CMRE	7,811.46	7,811.46	.00	.00	.00	.00	10/18/21
	3	CMRE	7,811.46	.00	7,811.46	.00	.00	7,811.46	1/19/22
	4	CMRE	7,811.45	.00	7,811.45	.00	.00	7,811.45	4/18/22
Subtotal			31,245.83	15,622.92	15,622.91	.00	.00	15,622.91	
Previous year									
		CMRE	37,541.34	37,541.34	.00	.00	.00	.00	7/16/20
Delinquent years									
			.00	.00	.00	.00	.00	.00	
Grand					15,622.91	.00	.00	15,622.91	

THIS IS TO CERTIFY THAT THE ABOVE IS TRUE AND CORRECT. SAID CERTIFICATION IS GIVEN IN ACCORDANCE WITH R.I.G.L. 44-7-11 OF THE GENERAL LAWS OF THE STATE OF RHODE ISLAND.

.

PLEASE CONTACT THE FOLLOWING OFFICES FOR FIGURES CONCERNING WATER & SEWER: .

PAWTUCKET WATER SUPPLY BOARD: (401) 729-9050
NARRAGANSETT BAY COMMISSION: (401) 461-8828

CITY OF PAWTUCKET
137 ROOSEVELT AVENUE

PAWTUCKET RI 02860
Phone: (401) 728-0500
As of 11/03/21

Plat and Lot
65 -0645

188790
002152500650645
Legal Description
6 THORNTON ST

Current owner:
NARRAGANSETT ELECTRIC CO
40 SYLVAN ROAD
WALTHAM MA 02451

* * T A X C E R T I F I C A T E # 2824972 * *

2021 Valuations:

BUILDING VALUE	1,084,000.00
LAND	1,771,035.00
Total	2,855,035.00

PD	ENTITY	BILLED	PAID	UNPAID	PENALTY/INT	OTHER +/-	TOTAL DUE	DELQ
Current year								
1	CMRE	20,713.28	20,713.28	.00	.00	.00	.00	7/16/21
2	CMRE	20,713.28	20,713.28	.00	.00	.00	.00	10/18/21
3	CMRE	20,713.28	.00	20,713.28	.00	.00	20,713.28	1/19/22
4	CMRE	20,713.28	.00	20,713.28	.00	.00	20,713.28	4/18/22
Subtotal		82,853.12	41,426.56	41,426.56	.00	.00	41,426.56	
Previous year								
	CMRE	69,435.62	69,435.62	.00	.00	.00	.00	7/16/20
Delinquent years		.00	.00	.00	.00	.00	.00	
Grand				41,426.56	.00	.00	41,426.56	

THIS IS TO CERTIFY THAT THE ABOVE IS TRUE AND CORRECT. SAID CERTIFICATION IS GIVEN IN ACCORDANCE WITH R.I.G.L. 44-7-11 OF THE GENERAL LAWS OF THE STATE OF RHODE ISLAND.

.

PLEASE CONTACT THE FOLLOWING OFFICES FOR FIGURES CONCERNING WATER & SEWER: .

PAWTUCKET WATER SUPPLY BOARD: (401) 729-9050

NARRAGANSETT BAY COMMISSION: (401) 461-8828

CITY OF PAWTUCKET
137 ROOSEVELT AVENUE

PAWTUCKET RI 02860
Phone: (401) 728-0500
As of 11/03/21

Plat and Lot
54 -0826

161690
023007850540826
Legal Description
TAFT ST

Current owner:
THE NARRAGANSETT ELECTRIC CO
40 SYLVAN ROAD
WALTHAM MA 02451

* * T A X C E R T I F I C A T E # 2824970 * *

2021 Valuations:

LAND	215,100.00
Total	215,100.00

PD	ENTITY	BILLED	PAID	UNPAID	PENALTY/INT	OTHER +/-	TOTAL DUE	DELQ
Current year								
1	CMRE	1,560.55	1,560.55	.00	.00	.00	.00	7/16/21
2	CMRE	1,560.55	1,560.55	.00	.00	.00	.00	10/18/21
3	CMRE	1,560.55	.00	1,560.55	.00	.00	1,560.55	1/19/22
4	CMRE	1,560.55	.00	1,560.55	.00	.00	1,560.55	4/18/22
Subtotal		6,242.20	3,121.10	3,121.10	.00	.00	3,121.10	
Previous year								
	CMRE	7,502.69	7,502.69	.00	.00	.00	.00	7/16/20
Delinquent years								
		.00	.00	.00	.00	.00	.00	
Grand				3,121.10	.00	.00	3,121.10	

THIS IS TO CERTIFY THAT THE ABOVE IS TRUE AND CORRECT. SAID CERTIFICATION IS GIVEN IN ACCORDANCE WITH R.I.G.L. 44-7-11 OF THE GENERAL LAWS OF THE STATE OF RHODE ISLAND.

.

PLEASE CONTACT THE FOLLOWING OFFICES FOR FIGURES CONCERNING WATER & SEWER: .

PAWTUCKET WATER SUPPLY BOARD: (401) 729-9050
NARRAGANSETT BAY COMMISSION: (401) 461-8828

This statement certifies that the above property owes no delinquent taxes through tax year 21.

Item 9 - Attachment C

State of RI Certificate of Good Standing

State of Rhode Island
Department of State | Office of the Secretary of State
Nellie M. Gorbea, Secretary of State

CERTIFICATE OF GOOD STANDING

I, Nellie M. Gorbea, Secretary of State and custodian of the seal and corporate records of the State of Rhode Island, hereby certify that:

TIDEWATER STADIUM, LLC

is a Limited Liability Company formed under the laws of **DELAWARE**

that qualified to conduct business in this state on **March 26, 2021.** I further certify that revocation proceedings are not pending; a certificate of withdrawal has not been filed; all annual reports are of record and the company is active and in good standing with this office.

This certificate is not to be considered as a notice of the company's tax status, financial condition or business practices; such information is not available from this office.

SIGNED and SEALED on

November 03, 2021

Secretary of State

Certificate Number: 21110012420

Verify this Certificate at: http://business.sos.ri.gov/CorpWeb/Certificates/Verify.aspx

Processed by: aalbert

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "TIDEWATER STADIUM, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE SECOND DAY OF NOVEMBER, A.D. 2021.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "TIDEWATER STADIUM, LLC" WAS FORMED ON THE TWENTY-SECOND DAY OF DECEMBER, A.D. 2020.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN PAID TO DATE.

4529116 8300

SR# 20213685034

Authentication: 204580147

Date: 11-02-21

You may verify this certificate online at corp.delaware.gov/authver.shtml

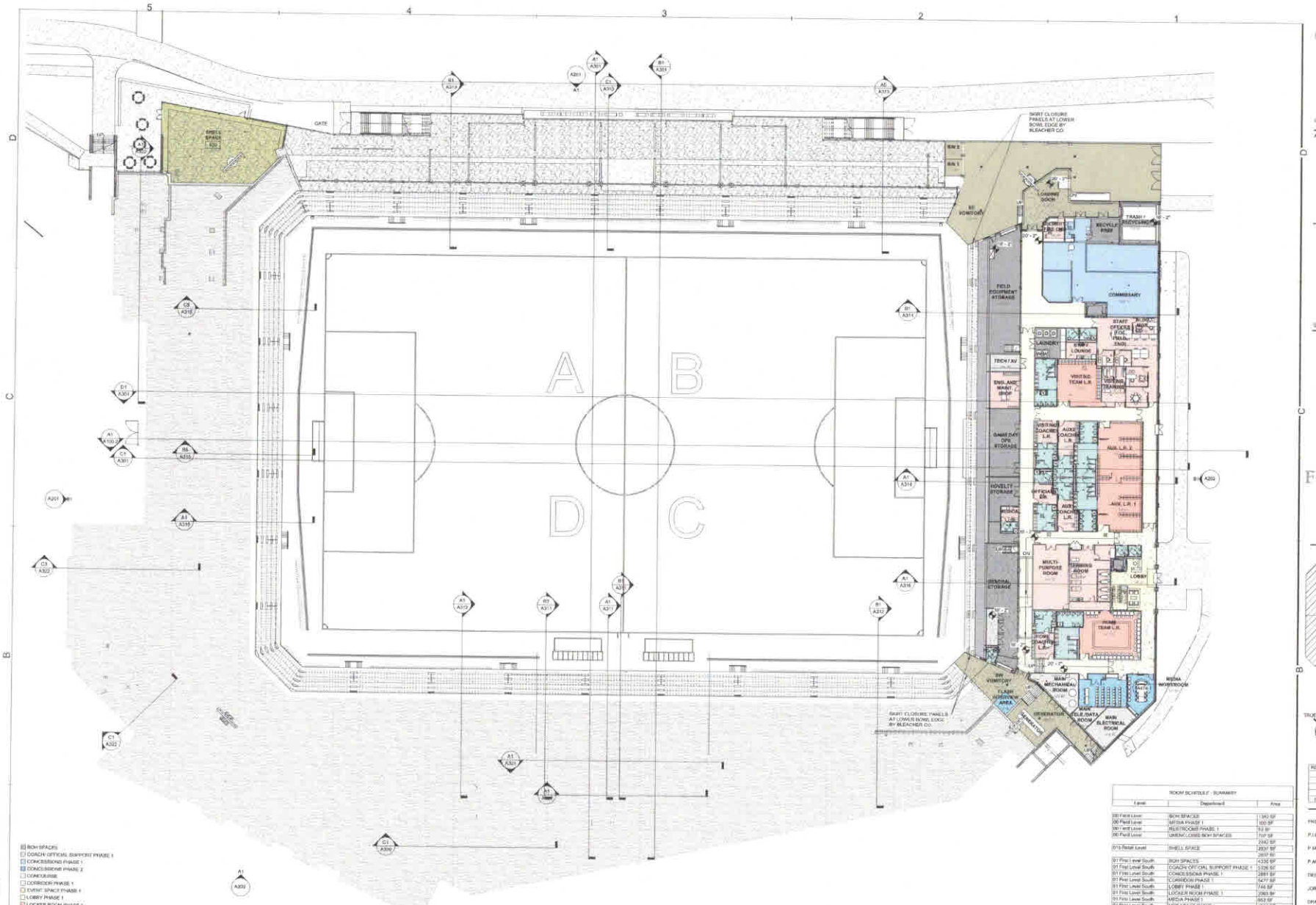
Item 10 - Attachment D

Project Budget

Tidewater Landing - Phase 1A Construction Budget 3-Nov-21		
Cost of Work	$	64,817,574
Construction Manager Costs (General Conditions/Requirements, Contingency, Bonds, Insurance, Fee)	$	7,505,240
Owner Soft Costs (Design Fees, Expenses, Surveys, Testing, Permits, Insurance, Pre Opening, Security Deposit, other Fees, misc.)	$	10,981,852
Contingency (additional contingency in equity reserves)	$	695,335
Total Project Cost	**$**	**84,000,000**

Item 11 - Attachment E

Design Plans



BOH SPACES
COACH OFFICIAL SUPPORT PHASE 1
CONCESSIONS PHASE 1
CONCESSIONS PHASE 2
CONCOURSE
CORRIDOR PHASE 1
EVENT SPACE PHASE 1
LOBBY PHASE 1
LOCKER ROOM PHASE 1
MEDIA PHASE 1
MEP SPACE PHASE 1
RESTROOMS PHASE 1
RESTROOMS PHASE 2
SHELL SPACE
SUITE
TICKET OFFICE PHASE 1
UNENCLOSED BOH SPACES

A1 01 First Level South Plan - OVERALL
3/64" = 1'-0"

ROOM SCHEDULE - SUMMARY

Level	Department	Area
00 Field Level	BOH SPACES	1342 SF
00 Field Level	MEDIA PHASE 1	100 SF
00 Field Level	RESTROOMS PHASE 1	73 SF
00 Field Level	UNENCLOSED BOH SPACES	707 SF
		2442 SF
01S Retail Level	SHELL SPACE	2837 SF
		2837 SF
01 First Level South	BOH SPACES	4336 SF
01 First Level South	COACH OFFICIAL SUPPORT PHASE 1	5326 SF
01 First Level South	CONCESSIONS PHASE 1	2881 SF
01 First Level South	CORRIDOR PHASE 1	5477 SF
01 First Level South	LOBBY PHASE 1	746 SF
01 First Level South	LOCKER ROOM PHASE 1	2363 SF
01 First Level South	MEDIA PHASE 1	653 SF
01 First Level South	MEP SPACE PHASE 1	1323 SF
01 First Level South	RESTROOMS PHASE 1	2689 SF
01 First Level South	UNENCLOSED BOH SPACES	8646 SF
		33951 SF
02 Concourse Level East	CONCESSIONS PHASE 1	1816 SF
02 Concourse Level East	CONCOURSE	12220 SF
		14036 SF
02 Concourse Level		385 SF
02 Concourse Level	BOH SPACES	3099 SF
02 Concourse Level	CONCESSIONS PHASE 1	4600 SF
02 Concourse Level	CONCOURSE	24224 SF
02 Concourse Level	CORRIDOR PHASE 1	251 SF
02 Concourse Level	EVENT SPACE PHASE 1	4524 SF
02 Concourse Level	LOBBY PHASE 1	581 SF
02 Concourse Level	MEP SPACE PHASE 1	414 SF
02 Concourse Level	RESTROOMS PHASE 1	8100 SF
02 Concourse Level	TICKET OFFICE PHASE 1	826 SF
		82046 SF
03 Press Level	BOH SPACES	130 SF
03 Press Level	CORRIDOR PHASE 1	111 SF
03 Press Level	LOBBY PHASE 1	453 SF
03 Press Level	MEDIA PHASE 1	1673 SF
		2374 SF
Grand total: 188		137887 SF

ODELL

212 S. Tryon Street, Suite 980
Charlotte, NC 28281
(T) 704-414-1000 (F) 704-414-1111
www.odell.com

CHARLOTTE, NC RICHMOND, VA

Associate Architects

JCJ ARCHITECTURE

Rhode Island ARC Certificate of Authorization License ARC-003475-COA

NOT FOR CONSTRUCTION

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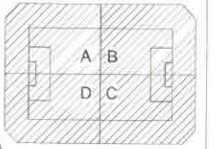
TIDEWATER STADIUM

Pawtucket, Rhode Island

FORTUITOUS PARTNERS



TRUE

REVISION	DATE	DESCRIPTION
	ADDENDA OR MODIFICATION	
	09/24/2021	REGULATORY SUBMISSION SET
	10/01/2021	DESIGN DEVELOPMENT/GMP
ISSUE	DATE	DESCRIPTION
	FULL SET ISSUES	

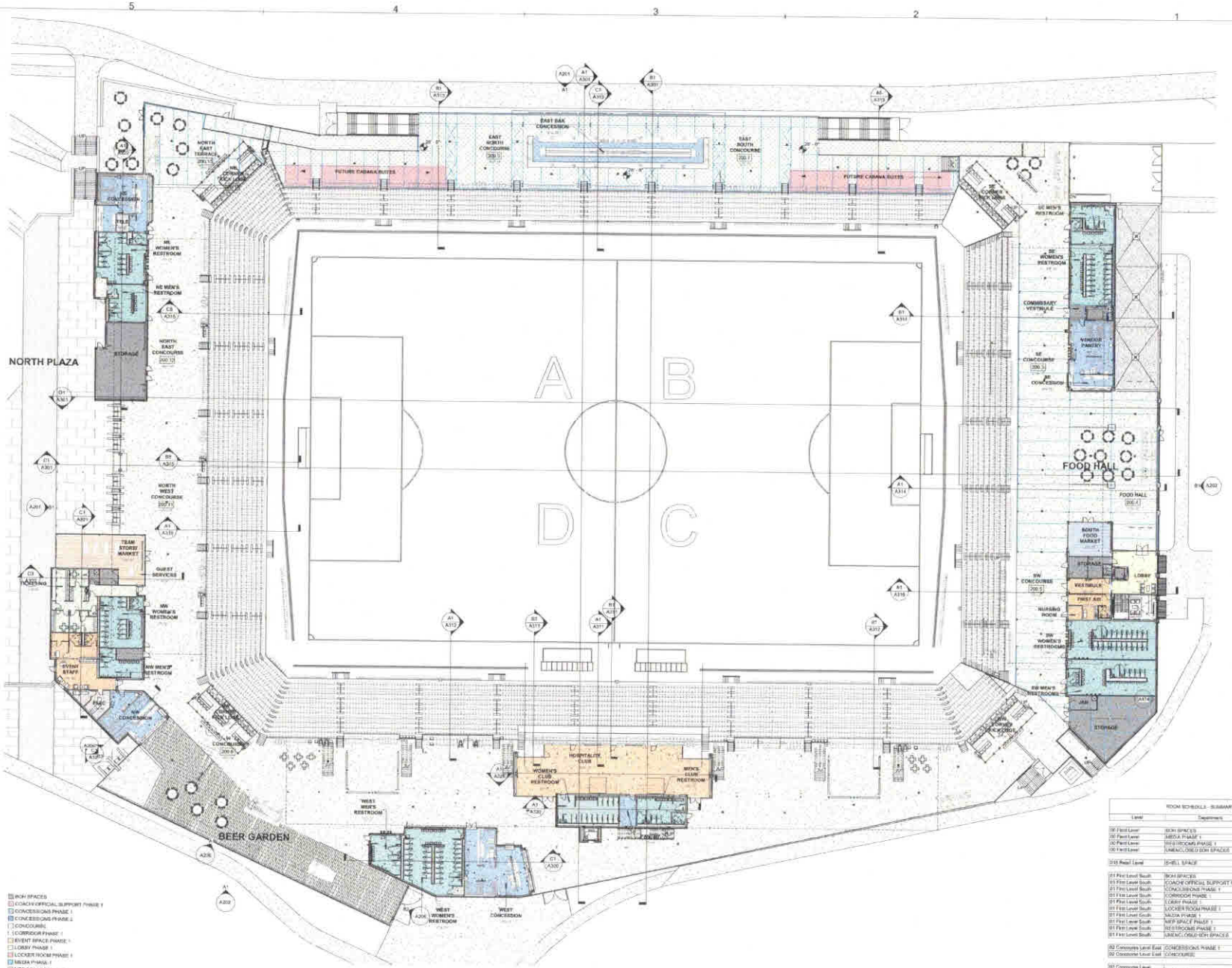
PROJECT NO	4157-002
P.I.C.	M. WOOLLEN
P.MGR	J. BLAIN
P.ARCH	J. BLAIN
DESIGN BY	A. HERSEY
JOB CAPTAIN	J. GARD
DRAWN BY	-
CHECKED BY	-

SHEET TITLE

OVERALL FIRST LEVEL SOUTH PLAN

SHEET IDENTIFIER

A101



ROOM SCHEDULE - SUMMARY		
Level	Department	Area
00 Field Level	BOH SPACES	1302 SF
00 Field Level	MEDIA PHASE 1	101 SF
00 Field Level	RESTROOMS PHASE 1	93 SF
00 Field Level	UNENCLOSED BOH SPACES	707 SF
		2243 SF
01S Retail Level	SHELL SPACE	2837 SF
		2837 SF
01 First Level South	BOH SPACES	4536 SF
01 First Level South	COACH/ OFFICIAL SUPPORT PHASE 1	5326 SF
01 First Level South	CONCESSIONS PHASE 1	2991 SF
01 First Level South	CORRIDOR PHASE 1	5477 SF
01 First Level South	LOBBY PHASE 1	746 SF
01 First Level South	LOCKER ROOM PHASE 1	3363 SF
01 First Level South	MEDIA PHASE 1	853 SF
01 First Level South	MEP SPACE PHASE 1	1323 SF
01 First Level South	RESTROOMS PHASE 1	2899 SF
01 First Level South	UNENCLOSED BOH SPACES	6949 SF
		33991 SF
02 Concourse Level East	CONCESSIONS PHASE 1	1816 SF
02 Concourse Level East	CONCOURSE	12220 SF
		14036 SF
02 Concourse Level		385 SF
02 Concourse Level	BOH SPACES	3088 SF
02 Concourse Level	CONCESSIONS PHASE 1	4680 SF
02 Concourse Level	CONCOURSE	36224 SF
02 Concourse Level	CORRIDOR PHASE 1	261 SF
02 Concourse Level	EVENT SPACE PHASE 1	6924 SF
02 Concourse Level	LOBBY PHASE 1	381 SF
02 Concourse Level	MEP SPACE PHASE 1	411 SF
02 Concourse Level	RESTROOMS PHASE 1	8152 SF
02 Concourse Level	TICKET OFFICE PHASE 1	806 SF
		62949 SF
03 Press Level	BOH SPACES	138 SF
03 Press Level	CORRIDOR PHASE 1	111 SF
03 Press Level	LOBBY PHASE 1	453 SF
03 Press Level	MEDIA PHASE 1	1673 SF
		2374 SF
Grand total: 186		137487 SF

BOH SPACES
COACH/ OFFICIAL SUPPORT PHASE 1
CONCESSIONS PHASE 1
CONCESSIONS PHASE 2
CONCOURSE
CORRIDOR PHASE 1
EVENT SPACE PHASE 1
LOBBY PHASE 1
LOCKER ROOM PHASE 1
MEDIA PHASE 1
MEP SPACE PHASE 1
RESTROOMS PHASE 1
RESTROOMS PHASE 2
SHELL SPACE
SUITE
TICKET OFFICE PHASE 1
UNENCLOSED BOH SPACES

A1 02 Concourse Level Floor Plan - OVERALL
3/64" = 1'-0"

ODELL
212 S. Tryon Street, Suite 950
Charlotte, NC 28281
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www.odell.com
CHARLOTTE, NC RICHMOND, VA
Associate Architects
JCJARCHITECTURE
Rhode Island AIPC Certificate of Authorization Licensee AIPC.0208475.COA

NOT FOR CONSTRUCTION

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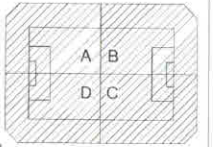
TIDEWATER STADIUM

Pawtucket, Rhode Island

FORTUITOUS PARTNERS



TRUE

REVISION	DATE	DESCRIPTION
		ADDENDA OR MODIFICATION
	06/24/2021	REGULATORY SUBMISSION SET
	05/01/2021	DESIGN DEVELOPMENT/ GMP
ISSUE	DATE	DESCRIPTION
		FULL SET ISSUED

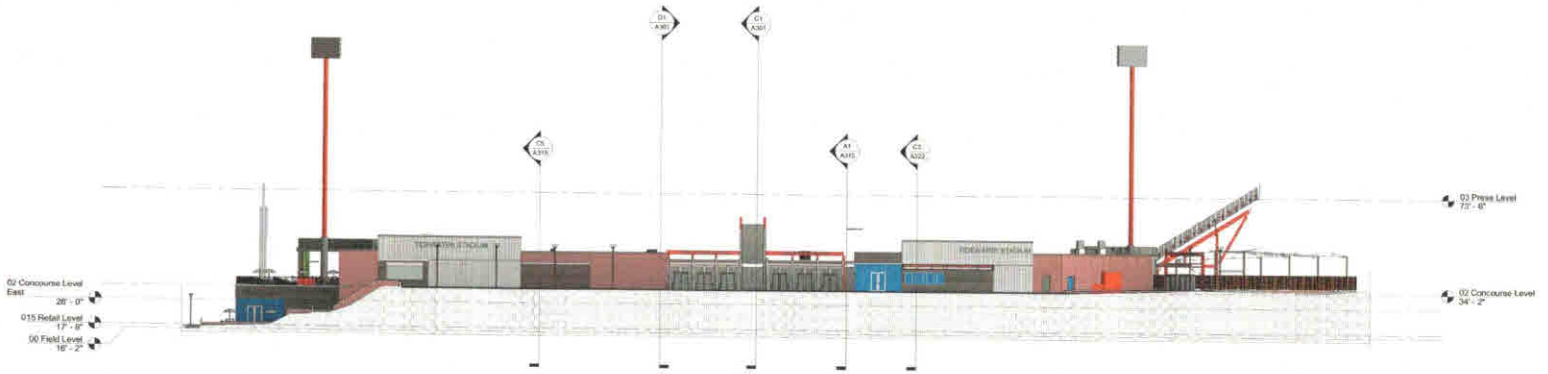
PROJECT NO:	4197.002
PIC	M. TWOOLLEN
P.MGR.	J. BLAIN
P.ARCH	J. BLAIN
DESIGN BY:	A. HERSEY
JOB CAPTAIN	J. BAIRD
DRAWN BY	-
CHECKED BY	-

SHEET TITLE

OVERALL CONCOURSE LEVEL PLAN

SHEET IDENTIFIER

A102



B1 NORTH OVERALL ELEVATION
1" = 20'-0"

A1 EAST OVERALL ELEVATION
1" = 20'-0"

GLASS LEGEND

PATTERN	DESCRIPTION
GL-1	VISION GLASS
GL-2	TEMPERED GLASS
GL-3	VISION GLASS
GL-4	TEMPERED GLASS
MP-1	CG686 METAL PANEL
MP-2	MI-114 METAL PANEL
MP-3	MI-14A METAL PANEL
MP-4	RR-3 METAL PANEL
MP-5	W-19A METAL PANEL

Keynote Legend

Key Value	Keynote Text

ODELL

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CHARLOTTE, NC RICHMOND, VA

Associate Architects
JCJARCHITECTURE

Rhode Island ARC Certificate of Authorization License
AAC.0029475-COA

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TIDEWATER STADIUM

Pawtucket, Rhode Island

FORTUITOUS PARTNERS

-

REVISION	DATE	DESCRIPTION
ADDENDA OR MODIFICATION		
	06.24.2021	REGULATORY SUBMISSION SET
	09/15/2021	DESIGN DEVELOPMENT SMP
ISSUE	DATE	DESCRIPTION
FULL SET ISSUES		

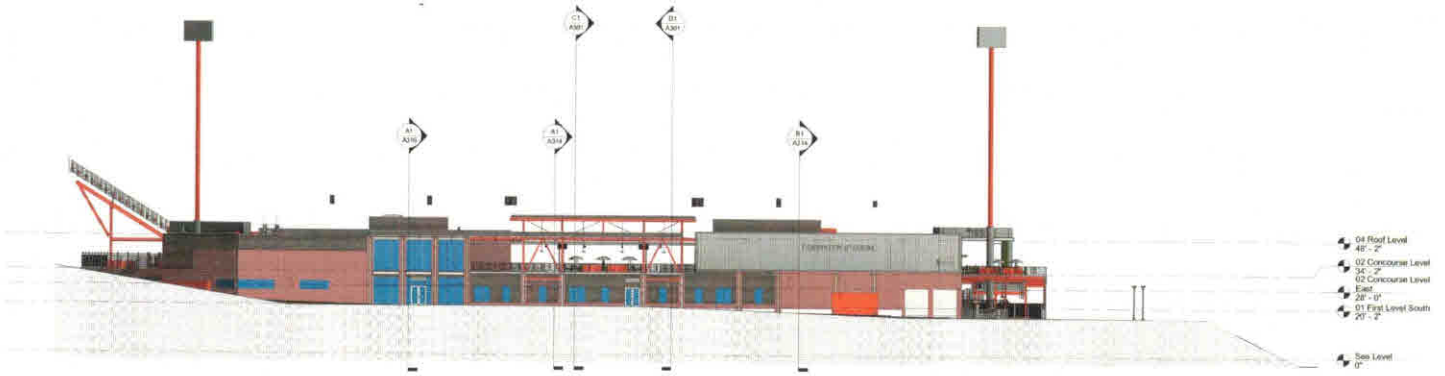
PROJECT NO:	4157.002
P.I.C.	M. WOOLLEN
P.M.G.R.	J. BLAIN
P.ARCH.	J. BLAIN
DESIGN BY	A. HERSEY
JOB CAPTAIN	J. GARO
DRAWN BY	Author
CHECKED BY	Checker

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET IDENTIFIER:

A201



B1 SOUTH OVERALL ELEVATION
1" = 20'-0"

A1 WEST OVERALL ELEVATION
1" = 20'-0"

GLASS LEGEND

PATTERN	DESCRIPTION
	VISION GLASS
	TEMPERED GLASS
	VISION GLASS
	TEMPERED GLASS
MP-1	CB80 METAL PANEL
MP-2	W-11A METAL PANEL
MP-3	W-14A METAL PANEL
MP-4	SRS-3 METAL PANEL
MP-5	W-19A METAL PANEL

Keynote Legend

Key Value	Keynote Text

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TIDEWATER STADIUM

Pawtucket, Rhode Island

FORTUITOUS PARTNERS

REVISION	DATE	DESCRIPTION
	ADDENDA OR MODIFICATION	
	08/24/2021	REGULATORY SUBMISSION SET
	10/01/2021	DESIGN DEVELOPMENT/ DRP

ISSUE	DATE	DESCRIPTION
	FULL SET ISSUES	

PROJECT NO	4157-002
P.I.C.	M. WOOLLON
P.M.GR.	J. BLAIN
P.ARCH.	J. BLAIN
DESIGN BY	K. HERSEY
JOB CAPTAIN	J. GARD
DRAWN BY	Author
CHECKED BY	Checker

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET IDENTIFIER

A202

FURNISHINGS SCHEDULE

ITEM:	QTY:
TRASH - BIG BELLY COMPACTOR SYSTEM (TO BE COORDINATED WITH CITY STAFF)	6
BENCHES - DUMOR - BENCH 58-58R-34#	14
RECLAIMED BOULDERS - (2'X2'X2' MIN.) BOULDERS SHOWN ON THIS PLAN ARE RECLAIMED FROM EXISTING SITE WORK COMPLETED BY GZA AND STOCKPOILED ON-SITE FOR USE (COORDINATE QTY WITH GZA TO DETERMINE IF SUPPLEMENTAL BOULDERS ARE REQUIRED)	±200

LAYOUT NOTES

1. SLR INTERNATIONAL CORPORATION ACCEPTS NO RESPONSIBILITY FOR MAPS AND DATA THAT HAVE BEEN PREPARED AND SUPPLIED BY OTHERS.
2. LAYOUT CRITERIA AND DIMENSIONS FOR BUILDINGS ARE NOT SHOWN ON THIS PLAN. ALL BUILDINGS SHALL BE LOCATED BY A LICENSED SURVEYOR AND COORDINATED WITH THE FOUNDATION PLANS SUPPLIED BY THE ARCHITECT. ALL FOUNDATION PLANS SHALL BE PROVIDED TO THE SURVEYOR AND THE ENGINEER AT THE TIME OF STAKE-OUT REQUEST.
3. CONCRETE SIDEWALKS, ENTRY AREAS, AND TERRACES SHALL INCORPORATE EXPANSION JOINTS, SCORE JOINTS, AND CONSTRUCTION JOINTS PER THE SPECIFICATIONS AND DETAILS, TYPICALLY NO MORE THAN 144 SQUARE FEET SHALL CONSTITUTE A CONTIGUOUS SLAB. SEE STRUCTURAL PLANS FOR JOINTING PERTAINING TO THESE DISCIPLINES.
4. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
5. FOR DETAILED INFORMATION PERTAINING TO PROPOSED BUILDINGS, AND ASSOCIATED ARCHITECTURAL WALLS REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS.
6. ALL PROPOSED CURBING SHALL BE CAST-IN-PLACE CONCRETE UNLESS OTHERWISE NOTED.
7. WHERE WALK AND PAVED DRIVE ARE SPECIFIED TO BE FLUSH, A FLUSH (FULL DEPTH) CONCRETE CURB SHALL ALSO BE INSTALLED.
8. WHERE NEW CONCRETE SIDEWALK ABUTS NEW CURBING, IT SHALL BE INTEGRAL CONCRETE CURB AND WALK.

LAYOUT LEGEND

- BUILDING
- STORMCRETE
- CONCRETE WALK
- SIGN
- PARKING LOT LIGHT
- WALL
- GRANITE BLOCK
- BOLLARDS
- FENCE (BY OTHERS)
- LIGHT POST
- CONTRACT LIMIT LINE (CLL)

BASE BID - PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS
AA	7	Amelanchier arborea	Downy Serviceberry	1.5"-2.0" Cal.	B&B	FULL & DENSE
AL	9	Amelanchier laevis	Allegheny Serviceberry	1.5"-2.0" Cal.	B&B	FULL & DENSE
BC	5	Betula nigra 'Cully' TM	Heritage River Birch	8'/10' HT.	B&B	FULL & DENSE, CLUMP
BP	5	Betula populifolia	Gray Birch	#20 cont.		FULL & DENSE
TI	37	Thuja x 'Green Giant'	Green Giant Arborvitae	5'/6' HT		FULL & DENSE
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONT.**	**COMMENTS**
AU	123	Arctostaphylos uva-ursi 'Massachusetts'	Massachusetts Kinnikinnick	#1 cont.	#1	FULL & DENSE
CA2	37	Ceanothus americanus	New Jersey Tea	#1 cont.	#1	FULL & DENSE
CA	56	Clethra alnifolia	Sweet Pepper Bush	#1 cont.	#1	FULL & DENSE
CP	82	Comptonia peregrina	Sweet Fern	#1 cont.	#1	FULL & DENSE
MP	73	Morella pensylvanica	Bayberry	#1 cont.	#1	
PA	42	Pennisetum alopecuroides	Fountain Grass	#1 cont.		
RV	15	Rosa virginiana	Virginia Rose	#1 cont.	#1	FULL & DENSE
LARGE SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONT.**	**COMMENTS**
AC	34	Amelanchier canadensis	Shadbush	#1 cont.	#1	FULL & DENSE
AAR	14	Aronia arbutifolia	Red Chokeberry	#1 cont.	#1	FULL & DENSE
JJ	44	Juniperus communis	Common Juniper	#1 cont.	#1	FULL & DENSE
PM	20	Prunus maritima	Beach Plum	#1 cont.	#1	FULL & DENSE

ADD ALTERNATE #1 - PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS
AA	10	Amelanchier arborea	Downy Serviceberry	1.5"-2.0" Cal.	B&B	FULL & DENSE
AL	15	Amelanchier laevis	Allegheny Serviceberry	1.5"-2.0" Cal.	B&B	FULL & DENSE
BP	19	Betula populifolia	Gray Birch	#20 cont.		FULL & DENSE
JV	3	Juniperus virginiana	Eastern Red Cedar	#20 cont.		FULL & DENSE
TI	37	Thuja x 'Green Giant'	Green Giant Arborvitae	5'/6' HT.		FULL & DENSE
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONT.**	**COMMENTS**
AU	120	Arctostaphylos uva-ursi 'Massachusetts'	Massachusetts Kinnikinnick	#1 cont.	#1	FULL & DENSE
CA2	71	Ceanothus americanus	New Jersey Tea	#1 cont.	#1	FULL & DENSE
CA	91	Clethra alnifolia	Sweet Pepper Bush	#1 cont.	#1	FULL & DENSE
CP	107	Comptonia peregrina	Sweet Fern	#1 cont.	#1	FULL & DENSE
MP	23	Morella pensylvanica	Bayberry	#1 cont.	#1	FULL & DENSE
RV	73	Rosa virginiana	Virginia Rose	#1 cont.	#1	FULL & DENSE
LARGE SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONT.**	**COMMENTS**
AC	24	Amelanchier canadensis	Shadbush	#1 cont.	#1	FULL & DENSE
AAR	34	Aronia arbutifolia	Red Chokeberry	#1 cont.	#1	FULL & DENSE
AM	32	Aronia melanocarpa	Black Chokeberry	#1 cont.	#1	FULL & DENSE
JJ	26	Juniperus communis	Common Juniper	#1 cont.	#1	FULL & DENSE
PM	78	Prunus maritima	Beach Plum	#1 cont.	#1	FULL & DENSE

LANDSCAPING NOTES

1. ALL LANDSCAPING WITHIN EMBANKMENT TO EDGE OF WATER TO BE IN COMPLIANCE WITH THE CRMC URBAN COASTAL GREENWAY REGULATIONS AND COASTAL PLANTING GUIDE.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITS.
3. SEED ALL DISTURBED AREAS TO LAWN WITHIN CONTRACT LIMIT LINE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE A 6" MINIMUM DEPTH OF SCREENED TOPSOIL FOR ALL LAWN AREAS.
4. ALL PLANTING BEDS SHALL HAVE 12" MINIMUM DEPTH OF TOPSOIL.
5. THE CONTRACTOR SHALL PROVIDE A 4" MIN. DEPTH OF DARK BROWN SHREDDED MULCH OVER ALL PLANTING BEDS AND TREE PLANTINGS. MULCHED PLANT BEDS SHALL EXTEND 12" FURTHER THEN THE ADJACENT PLANTINGS.
6. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO AND AFTER PLANTING.
7. PLANT SPECIES MAY BE ADJUSTED BASED ON AVAILABILITY AT TIME OF PLANTING. ALL PLANT MATERIAL SUBSTITUTIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
8. ALL PLANT MATERIALS SHALL CARRY A FULL GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, TO INCLUDE PROMPT TREATMENT OR REMOVAL AND REPLACEMENT OF ANY PLANTS FOUND TO BE IN AN UNHEALTHY CONDITION BY THE LANDSCAPE ARCHITECT. ALL REPLACEMENTS SHALL BE OF THE SAME KIND AND SIZE OF PLANTS SPECIFIED IN THE PLANT LIST.
9. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE UNTIL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. MAINTENANCE SHALL INCLUDE WATERING, MULCHING, TIGHTENING & REPLACING OF GUYS, REPLACEMENT OF SICK OR DEAD PLANTS, RESETTING PLANTS TO PROPER GRADE OR UPRIGHT (PLUMB) POSITION, RESTORATION OF SAUCERS, AND ALL OTHER CARE NEEDED FOR PROPER GROWTH OF THE PLANTS.
10. WHERE A SIZE RANGE IS SPECIFIED AT LEAST 50% OF PLANTS PROVIDED SHALL BE OF THE LARGER SIZE.
11. CONTRACTOR TO REMOVE TREE STAKES AFTER ONE GROWING SEASON.
12. ALL PLANT MATERIAL MUST BE INSPECTED BY LA PRIOR TO PLANTING.

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www.odell.com

CHARLOTTE, NC RICHMOND, VA

CONSULTANT

SLR

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TIDEWATER STADIUM

Pawtucket, Rhode Island

FORTUITOUS PARTNERS

NORTH

REVISION	DATE	DESCRIPTION
		ADDENDA OR MODIFICATION
	8/24/2021	REGULATORY SUBMISSION SET
	[illegible]	CRMC ASSENT APPLICATION
	[illegible]	FINAL SITE PLANS TO CITY
ISSUE	DATE	DESCRIPTION
		FULL SET ISSUES

PROJECT NO. 15222.00002
P.I.C.
P MGR.
P ENGR.
DESIGN BY
JOB CAPTAIN
DRAWN BY JOL
CHECKED BY DLO

SHEET TITLE

LAYOUT & LANDSCAPING PLAN

SHEET IDENTIFIER

C103

CITY OF PAWTUCKET

CITY HALL
137 ROOSEVELT AVENUE
PAWTUCKET, RHODE ISLAND 02860

TAX ASSESSING DIVISION

DONALD R. GREBIEN
MAYOR

ROBERT W. BURNS
TAX ASSESSOR

November 12, 2021

David P. Moran, Council President
Honorable Members of the Pawtucket City Council
And Finance Committee

RECEIVED
CITY CLERK'S OFFICE
2021 NOV 15 P 5:24

RE: Request for Tax Stabilization of 0 Taft St, Tidewater Stadium
Plat 65 Lot 723 previously part of Plat 54 Lot 826 & Plat 66 Lots 662 & 645

Dear President Moran,

Tidewater Stadium LLC has requested a 20 year Tax Stabilization Agreement for the stadium and event plaza they plan to construct on Assessor's Plat 65 Lot 723. This parcel of land is going to remain in the ownership of National Grid and the City of Pawtucket will still receive taxes for the land.

The application request is for a 20 year Tax Stabilization Treaty where the stadium improvements including the event plaza are not taxed. The cost estimate for the construction of the stadium and event plaza is $65,000,000.

Although, the City is giving up this tax for twenty years, we should benefit from the ancillary development and infrastructure improvements which would be provided by the presence of this Stadium.

I fully support this Tax Stabilization Agreement and look forward to working with Fortuitous Partners on the other phases of this outstanding project.

Sincerely,

Robert W. Burns
Tax Assessor

Cc: Donald R Grebien, Mayor
Dylan Zelazo, Director of Administration

CITY OF PAWTUCKET
RHODE ISLAND

DEPARTMENT OF PLANNING AND REDEVELOPMENT

DONALD R. GREBIEN
MAYOR

JEANNE M. BOYLE
COMMERCE DIRECTOR

SUSAN MARA
PLANNING DIRECTOR

November 15, 2021

RECEIVED
CITY CLERK'S OFFICE
2021 NOV 15 P 5:14

David P. Moran, President
Pawtucket City Council
137 Roosevelt Avenue
Pawtucket, RI 02860

RE: Request for Tax Stabilization of 0 Taft St, Tidewater Stadium
Plat 65 Lot 723 previously part of Plat 54 Lot 826 & Plat 66 Lots 662 & 645

Dear Council President Moran:

Tidewater Stadium LLC has requested a 20-year Tax Stabilization Agreement to support the construction of a stadium and event on Assessor's Plat 65 Lot 723. This parcel of land is going to remain in the ownership of National Grid and thus, be taxable.

This request is for a 20-year Tax Stabilization Treaty where the stadium improvements including the event plaza are not taxed. The cost estimate for the construction of the stadium and event plaza is $65,000,000 and is one of the largest redevelopment projects in Pawtucket's history.

This request for a stabilization agreement is consistent with the City's Comprehensive Plan. This investment will provide the first essential step in an overall mixed-use redevelopment that will completely overhaul Pawtucket's riverfront.

In accordance with Chapter 363 of the City of Pawtucket Ordinance, this is the Planning Department recommendation with respect to the request: For reasons stated above, we offer our support of this request, and recommend approval of the tax stabilization request, as described by the Tax Assessor in his letter to the Council.

Sincerely,

Susan Mara
Planning Director

CC: Mayor Donald Grebien
Dylan Zelazo, Director of Administration/Acting Director of Commerce
Robert Burns, Tax Assessor